



Order Filed on May 2, 2024
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

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In Re:

JOSE F. ARGUETA, DEBTOR(S)

Case No.: 18-17989 RG

Adv. No.:

Hearing Date: 5/1/2024 @ 10:00 A.M.

Judge: ROSEMARY GAMBARDELLA

ORDER FOR AUTHORITY TO OBTAIN CREDIT
TO REFINANCE REAL PROPERTY

The relief set forth on the following pages two (2) through four (4),
is hereby **ORDERED** as follows:

DATED: May 2, 2024

A handwritten signature in cursive script, reading "Rosemary Gambardella", is written over a horizontal line.
Honorable Rosemary Gambardella
United States Bankruptcy Judge

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Debtor: Jose R. Argueta, Debtor(s)

Case no.: 18-17989 RG

Caption of order: Order For Authority to Obtain Credit To Refinance
of Real Property

1. The Debtor, Jose R. Argueta, be and is hereby authorized to enter into and incur new debt for the purpose of obtaining financing, in the form of an FHA thirty year fixed rate mortgage, in the maximum amount of \$520,960 at 7.50%, consistent with the conditional approval, attached as an Exhibit, with American Financial Network, lender/broker, pertaining to real property located at 144 Congress Street, Jersey City, New Jersey, 07307.

a. This loan is to be used, inter alia, for the purpose of paying off and satisfying the mortgages against the property, held by Specialized Loan Servicing and Shellpoint Mortgage, paying these obligations in full, at closing, pursuant to payoff statements, provided by the lenders.

b. The amount necessary to pay plan obligations, completely paying all filed claims, 100% of the amount due, must be remitted to Debtor's Bankruptcy Counsel to payoff the plan. Counsel is to obtain plan payoff information from the Trustee to effectuate the plan payoff.

c. Any other ordinary course, outstanding statutory or municipal obligations, pertaining to the property, including, but not limited to real estate taxes/tax liens, garbage charges and/or water/sewer charges (water/sewer liens), must be paid, in full, at closing.

d. Judgments against the property and/or the Debtor, unless satisfied or avoided, must be paid in full, at closing, consistent with judgment payoff statements.

Debtor: Jose R. Argueta, Debtor(s)

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e. Other ordinary course closing fees and costs, must be
satisfied from the refinance proceeds.

2. A copy of the signed settlement statement, must be provided
to Debtor's bankruptcy counsel by the closing agent, to be provided
to the Chapter 13 Trustee, through Debtor's counsel, within
fourteen (14) days of closing.

3. That this post-confirmation, post-petition extension of
credit, for the purpose, of obtaining financing to refinance
mortgages against the real property and addressing plan
obligations, be and is hereby considered necessary and appropriate
for the Debtor's performance under the plan and that the extension
of credit, in the form of a refinance, be and is hereby approved
pursuant to Section 1305 of the Code.

4. The Debtor reserves the right to challenge any payoff
statement, quote, letter, etc. Paying off any obligation at
closing, does not preclude the Debtor from later challenging the
amount due and owing as to any obligation. Paying off any closing
obligation, including but not limited to any lien, judgment,
mortgage or statutory obligation, does not prejudice or preclude
the Debtor from later challenging the amount due.

5. The fourteen (14) day stay, if applicable, provided by
Bankruptcy Rule 6004(h) be and is hereby waived. The refinance may
proceed immediately.

Debtor: Jose R. Argueta, Debtor(s)

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6. ***Any additional material changes will require court
approval.***